

TOWN OF LOS GATOS
110 East Main Street, Los Gatos, CA 95032 (408) 354-6874

SUMMARY MINUTES OF A REGULAR MEETING OF THE **DEVELOPMENT REVIEW COMMITTEE** OF THE TOWN OF LOS GATOS FOR **MAY 14, 2013**, HELD IN THE TOWN COUNCIL CHAMBERS, CIVIC CENTER, 110 EAST MAIN STREET, LOS GATOS, CALIFORNIA.

The meeting was called to order at 9:00 a.m. by Chair Paulson.

ATTENDANCE

Members Present:

Joel Paulson, Principal Planner

Jennifer Savage, Associate Planner

Erin Walters, Associate Planner

Doug Harding, Fire Department

Mike Machado, Building Official

Maziar Bozorginia, Associate Civil Engineer

PUBLIC HEARINGS

ITEM 1: 14403 Oka Lane
Architecture and Site Application S-13-016

Requesting approval to demolish an existing pre-1941 single-family residence and to construct a new single-family residence on property zoned R-1:8. APN 424-44-007.

PROPERTY OWNER: Charlie Huang

APPLICANT: James Baldwin

PROJECT PLANNER: Erin Walters

1. *Chair Paulson* opened the public hearing.
2. Staff gave report on proposed project.
3. Applicant was introduced.
4. Members of the public were not present.
5. Public hearing closed.
6. *Bozorginia* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is categorically exempt pursuant to Section 15303 of the State Environmental Guidelines as adopted by the Town in that the project consists of the construction of one single family residence that will be constructed to replace an existing house that will be demolished.
 - (b) As required by Section 29.10.09030(e) of the Town Code for the demolition of a single-family residence:
 1. The Town's housing stock will be maintained as the house will be replaced.
 2. The existing structure has no architectural or historical significance. The Historic Preservation Committee recommended approval of the demolition.
 3. The property owner does not desire to maintain the structure as it exists.

4. It is not economically feasible to retain the existing structure and the proposed design and site layout cannot be accomplished without resulting in a technical demolition.
 - (c) The project was reviewed by staff and the Consulting Architect and determined to be in compliance with the Residential Design Guidelines.
 - (d) As required by Section 29.20.150 of the Town Code, the considerations in review of an architecture and site application were all made in reviewing this project. The design is a traditional architectural style that will blend in well with the surrounding neighborhood, and is within the range of home sizes in the immediate neighborhood.
7. *Machado* seconded, motion passed unanimously.
 8. Appeal rights were cited.

ITEM 2: 114 S. Santa Cruz Avenue
Architecture and Site Application S-13-028

Requesting approval for minor exterior alteration for a commercial building on property zoned C-2. APN 510-45-061.

PROPERTY OWNER/APPLICANT: De Anza Family L.P.

PROJECT PLANNER: Jennifer Savage

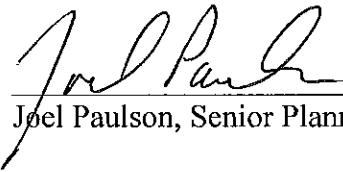
1. *Chair Paulson* opened the public hearing.
 2. Staff gave report on proposed project.
 3. Applicant was introduced.
 4. Members of the public were not present.
 5. Public hearing closed.
 6. *Machado* moved to approve the application subject to the conditions presented with the following findings and considerations:
 - (a) The project is Categorically Exempt pursuant to Sections 15301 of the State Environmental Guidelines as adopted by the Town in that the project consists of exterior alterations to existing commercial building.
 - (b) The project is in compliance with the applicable sections of the Commercial Design Guidelines.
 - (c) As required by Section 29.20.150 of the Town Code, the considerations in review of an Architecture and Site application were all made in reviewing this project.
7. *Harding* seconded, motion passed unanimously.
 8. Appeal rights were cited.

OTHER BUSINESS

NONE

ADJOURNMENT

Meeting adjourned at 9:10 a.m. The next regularly scheduled meeting of the Development Review Committee is the following Tuesday.

A handwritten signature in black ink, appearing to read "Joel Paulson", written over a horizontal line.

Joel Paulson, Senior Planner

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